

## **Procedures for Annual Adjustments Ohio County**

### **Residential**

- Step 1: The land values were established by vacant land sales in the neighborhood. If no vacant land sales could be found then consideration was given to allocation of land values. For 2014 the land values were reviewed and re-delineated for the parcels done in the cyclical reassessment. The remaining land values will be updated at the end of the reassessment. Due to the limited amount of sales, the vacant residential land was grouped county wide (L1).
- Step 2: After the land values were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to like neighborhoods. Due to the number of sales and the fact that several neighborhoods cross township borders, all of the townships with the exception of Randolph were grouped together in the sales ratio study (R1). There was also a change to the way the mobile homes were assessed. This change involved lowering the grade and therefore caused many of the mobile home values to decrease. In looking at current and past sales - this was necessary.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

### **Commercial / Industrial**

- Step 1: The land values were established by vacant land sales – and where there were no vacant land sales abstraction or allocation methods were employed. There were no valid vacant land sale that could be used in the study. The land values will be reviewed during the reassessment and may require the use of a Certified Fee Appraiser.
- Step 2: After the land values were established, those values were added to the improvement values updated by the 2016 DLGF cost tables and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. Due to lack of sales, the value changes created by the updated cost manuals is the only changes we could make. The trending factors remained the same. We looked back for sales from 2012 through 2015. The trending factors remained the same
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

**Due to the number of sales, we opened the window of sales to include 01/01/2013 through 12/31/2015 for Residential properties Using the paired sales analysis – we found the sales needed adjusted by -1% annual. This time adjustment was computed to the sales price in the "Formatted" tab.**